

Gleneagle North HOA
Budget-Actual Fiscal Year 2020-2021
 October 2020 through September 2021

	Budget-Actual 2020-2021				Notes
	Actual	Budget	\$ Over Budget	% of Budget	
Ordinary Income/Expense					
Income					
Operations Income					
Bank Interest	54.31	30.00	24.31	181.03%	
HOA Regular Assessments	36,594.66	36,225.00	369.66	101.02%	
Homeowner Fines & Interest	419.67	100.00	319.67	419.67%	
Late Charges	1,075.74	0.00	1,075.74	100.0%	
Miscellaneous Income & Credits	-2,315.58	0.00	-2,315.58	100.0%	
Refund of Overpayments	0.00	0.00	0.00	0.0%	
Returned Check Charges	72.00	0.00	72.00	100.0%	
Settlement Statements	895.00	600.00	295.00	149.17%	
Total Operations Income	36,795.80	36,955.00	-159.20	99.57%	Overall Operations income slightly under budget due to clearing of old credits and timing of homeowner payments.
Other Assessment Income					
HOA Assessment Stormwater Maint	12,046.96	12,075.00	-28.04	99.77%	
Total Other Assessment Income	12,046.96	12,075.00	-28.04	99.77%	Income right at budgeted amount.
Special Assessment Income					
HOA Special Assessments	43,968.74	38,640.00	5,328.74	113.79%	
Total Special Assessment Income	43,968.74	38,640.00	5,328.74	113.79%	Income higher than expected due to timing of payments and late payments from prior fiscal years.
Special Services Income	28,097.50	27,505.50	592.00	102.15%	Homeowner tree services - income higher than expected due to timing of payments and late payments from prior fiscal year.
Trash and Recycling Income					
Recycling Collection Fees	19,267.20	17,325.00	1,942.20	111.21%	
Trash Collection Fees	79,330.54	75,350.00	3,980.54	105.28%	
Total Trash and Recycling Income	98,597.74	92,675.00	5,922.74	106.39%	Income higher than expected due to timing of payments and late payments from prior fiscal years.
Total Income	219,506.74	207,850.50	11,656.24	105.61%	Total income above expected level due to timing of payments and unplanned income for late charges, interest.
Gross Profit	219,506.74	207,850.50	11,656.24	105.61%	
Expense					
Operations Expenses					
Architectural Committee	0.00	0.00	0.00	0.0%	
Bank Service Charges	37.15	100.00	-62.85	37.15%	
Dues and Subscriptions	135.00	120.00	15.00	112.5%	
Events and Contests					
Green Thumb Awards	400.00	400.00	0.00	100.0%	
Holiday Hay Ride	0.00	500.00	-500.00	0.0%	
Holiday Lights Contest	400.00	400.00	0.00	100.0%	
Shred-it Day	840.00	640.00	200.00	131.25%	
Total Events and Contests	1,640.00	1,940.00	-300.00	84.54%	
Insurance	4,944.00	5,000.00	-56.00	98.88%	
Maintenance and Repairs					

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Major Projects	9,554.42	12,075.00	-2,520.58	79.13%	
Minor Repairs	0.00	0.00	0.00	0.0%	
Mowing and Grounds	10,451.63	8,500.00	1,951.63	122.96%	
Snow Removal	2,180.00	2,000.00	180.00	109.0%	
Total Maintenance and Repairs	22,186.05	22,575.00	-388.95	98.28%	
Miscellaneous Expense	-165.00	0.00	-165.00	100.0%	
Office Expenses					
Computer Supplies	844.19	800.00	44.19	105.52%	
Office Supplies	474.98	1,220.00	-745.02	38.93%	
Postage and Delivery	2,155.88	2,000.00	155.88	107.79%	
Printing and Reproduction	1,532.22	1,500.00	32.22	102.15%	
Total Office Expenses	5,007.27	5,520.00	-512.73	90.71%	
Professional Services					
Accounting	0.00	0.00	0.00	0.0%	
Legal	1,251.00	1,500.00	-249.00	83.4%	
Technology	506.48	100.00	406.48	506.48%	
Total Professional Services	1,757.48	1,600.00	157.48	109.84%	
Utilities					
Electric	-37.50	0.00	-37.50	100.0%	
Telephone	81.60	100.00	-18.40	81.6%	
Total Utilities	44.10	100.00	-55.90	44.1%	
Total Operations Expenses	35,586.05	36,955.00	-1,368.95	96.3%	Overall Operations expenses slightly under budget.
Other Assessment Expenses					
Stormwater Maintenance	0.00	0.00	0.00	0.0%	
Total Other Assessment Expenses	0.00	0.00	0.00	0.0%	No planned expenses for this fiscal year.
Special Assessment Expenses					
Stormwater Repair	1,631.24	120,750.00	-119,118.76	1.35%	
Total Special Assessment Expenses	1,631.24	120,750.00	-119,118.76	1.35%	Planned expenses delayed due to late start by contractor; will carryover to next fiscal year expenses.
Special Services Expenses	27,305.17	27,297.50	7.67	100.03%	Homeowner tree services expenses right at budget.
Trash and Recycling Expenses					
Admin and Annual Cleanup	2,847.16	3,000.00	-152.84	94.91%	
Recycling Service Expenses	0.00	17,490.00	-17,490.00	0.0%	
Trash Service Expenses	0.00	72,450.00	-72,450.00	0.0%	
Trash and Recycling Expenses - Other	90,636.01	0.00	90,636.01	100.0%	
Total Trash and Recycling Expenses	93,483.17	92,940.00	543.17	100.58%	Expenses slightly over budget due to additional recyclers and no metal recycling rebate from annual cleanup.
Total Expense	158,005.63	277,942.50	-119,936.87	56.85%	Total expenses significantly under budget, primarily due to delays in starting planned stormwater repair project.
Net Ordinary Income	61,501.11	-70,092.00	131,593.11	-87.74%	
Net Income	61,501.11	-70,092.00	131,593.11	-87.74%	Overall profit primarily due to delayed stormwater repair project expenses pushed into next fiscal year.